



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

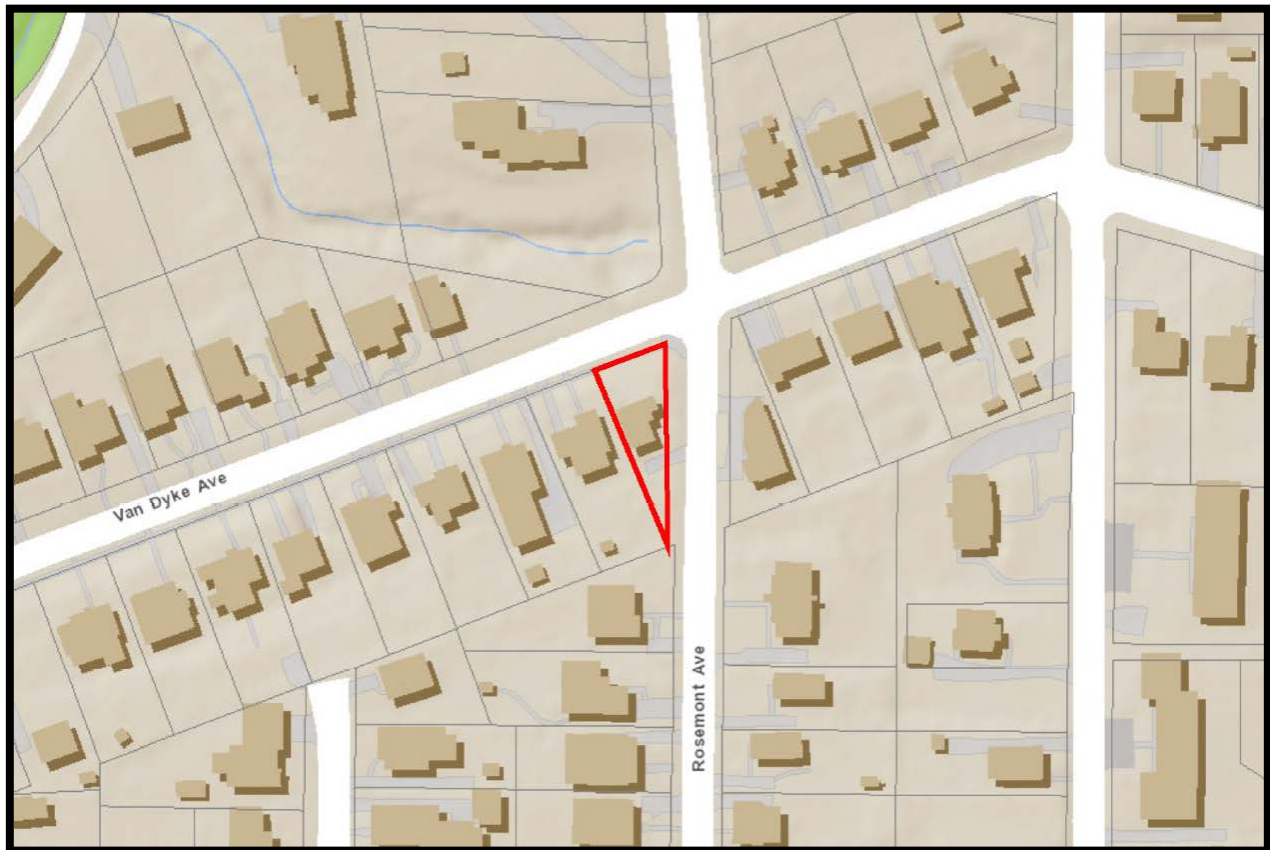
**Case File:** A-81-16

**Property Address:** 2601 Unit A Van Dyke Avenue

**Property Owner:** Elizabeth Mascarenhas

**Project Contact:** Steve Sypher

**Nature of Case:** A request for a 6.2' side street setback variance pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance to legalize the existing detached house and expand it vertically resulting in a 3.5' side street setback on a .10 acre property zoned Residential-6 and Special Residential Parking Overlay District and located at 2601 Van Dyke Avenue.



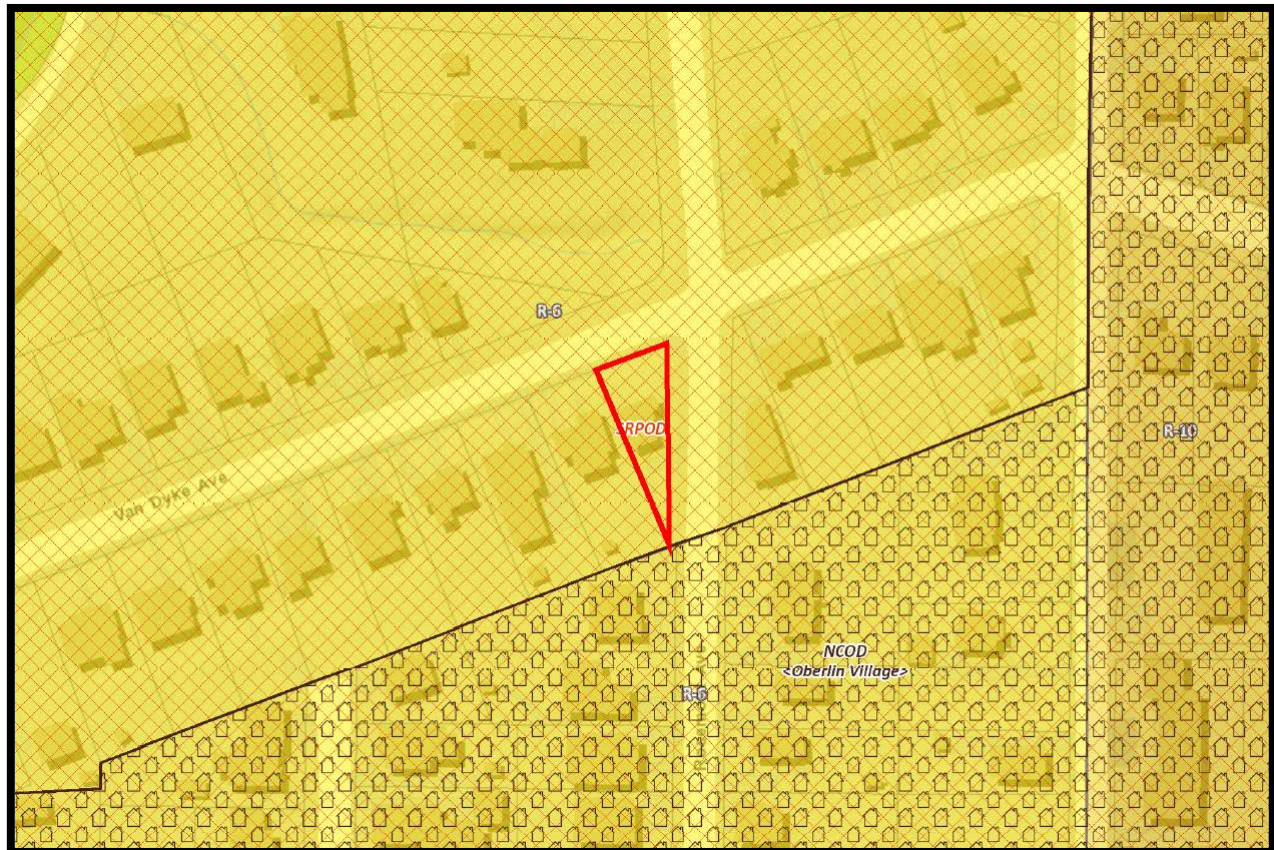
**2601 Van Dyke Avenue – Location Map**

To BOA: 7-11-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING**

**DISTRICTS:** Residential-6 and Special Residential Parking Overlay District



**2601 Van Dyke Avenue – Zoning Map**

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Setback Standards:** The subject property is zoned Residential-6

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	15'
Rear	20'

# Application for Variance



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

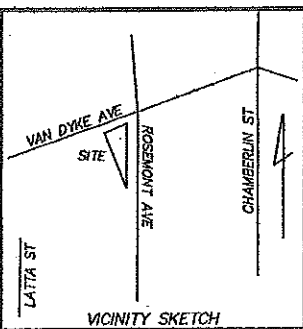
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet):  * SEE ADDENDUM	Transaction Number  A-81-16
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION					
Property Address	2601 A Van Dyke Ave		Date	6-10-16	
Property PIN	0794849525	Current Zoning	R-6		
Nearest Intersection	Rosemont / Van Dyke		Property size (in acres)	0.10	
Property Owner	Elizabeth Mascarenhas	Phone	919-395-7856	Fax	N/A
Owner's Mailing Address	3012 Old Orchard Rd 27604	Email	emascarenhas@nc.rr.com		
Project Contact Person	Steve Sypher	Phone	919-731-6505	Fax	N/A
Contact Person's Mailing Address	404 Quail Dr 27604	Email	stevesypher@aol.com		
Property Owner Signature			Email	emascarenhas@nc.rr.com	
Notary	Sworn and subscribed before me this <u>8th</u> day of <u>June</u> , 20 <u>16</u>		Notary Signature and Seal  		

Elizabeth Mascarenhas, property owner, requests a 16.2' corner lot side yard setback variance to legalize the existing detached dwelling as well as a variance to expand the dwelling vertically and 8.9' towards the front of the lot pursuant to section 2.2.7 of the UDO that results in a 25.4' front yard setback and a 3.8' corner lot side yard setback for the existing and expanded dwelling on .10 acre property zoned r-6 located at 2601 A Van Dyke Ave.





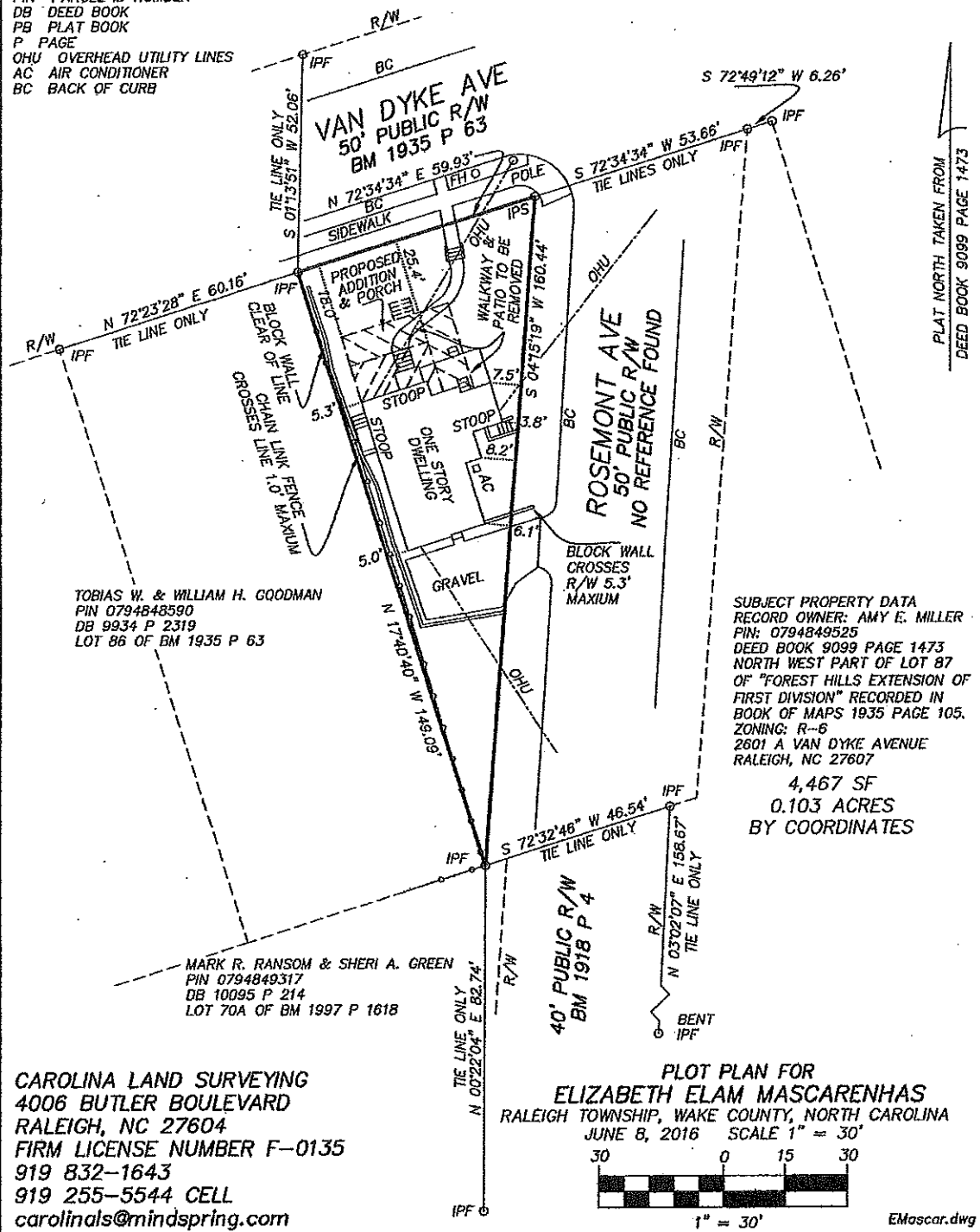
EXISTING IMPERVIOUS AREA	
DWELLING	861 SF
DRIVEWAY	382 SF
STOOPS, PATIO & WALKWAY	339 SF
BLOCK WALLS	76 SF
AC	2 SF
TOTAL EXISTING	1,660 SF OR 37.2%
PROPOSED ADDITION	386 SF
LESS PROTION OF WALKWAY & PATIO	99 SF
TOTAL PROPOSED	1,929 SF OR 43.2%

THIS PLOT PLAN IS NOT A CERTIFIED SURVEY. THIS PLOT PLAN IS NOT TO BE INCLUDED IN THE PUBLIC RECORD. THIS PLOT IS ONLY TO BE USED BY THE RECORD OWNER(S) AND OR THE CONTRACTOR(S) TO OBTAIN PERMIT(S) TO IMPROVE THE PROPERTY SHOWN. A CERTIFIED SURVEY OF THIS PROPERTY WAS ISSUED BY THIS SURVEYOR ON APRIL 29, 2016 AND IS THE BASIS FOR INFORMATION SHOWN HEREON.

James L. Peacock  
L-3435  
6-09-16



- LEGEND**
- IPF IRON PIPE FOUND
  - IPS IRON PIPE SET
  - R/W RIGHT OF WAY
  - PIN PARCEL ID NUMBER
  - DB DEED BOOK
  - PB PLAT BOOK
  - P PAGE
  - OHU OVERHEAD UTILITY LINES
  - AC AIR CONDITIONER
  - BC BACK OF CURB



**SUBJECT PROPERTY DATA**  
 RECORD OWNER: AMY E. MILLER  
 PIN: 0794849525  
 DEED BOOK 9099 PAGE 1473  
 NORTH WEST PART OF LOT 87  
 OF "FOREST HILLS EXTENSION OF  
 FIRST DIVISION" RECORDED IN  
 BOOK OF MAPS 1935 PAGE 105.  
 ZONING: R-6  
 2601 A VAN DYKE AVENUE  
 RALEIGH, NC 27607  
 4,467 SF  
 0.103 ACRES  
 BY COORDINATES

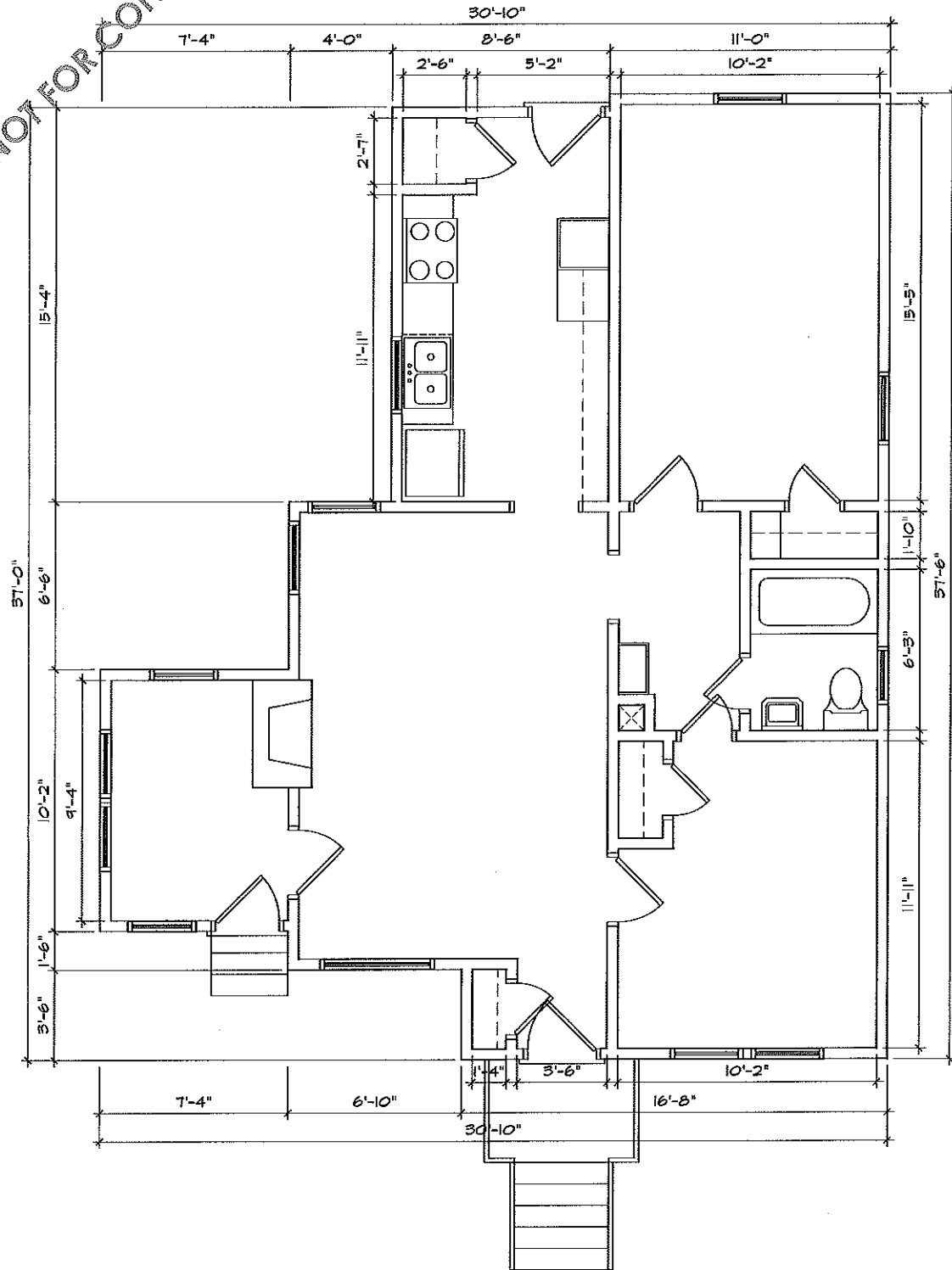
CAROLINA LAND SURVEYING  
 4006 BUTLER BOULEVARD  
 RALEIGH, NC 27604  
 FIRM LICENSE NUMBER F-0135  
 919 832-1643  
 919 255-5544 CELL  
 carolinalands@mindspring.com

**PLOT PLAN FOR**  
**ELIZABETH ELAM MASCARENHAS**  
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA  
 JUNE 8, 2016 SCALE 1" = 30'  
 30 0 15 30  
 1" = 30'

EMascar.dwg

NOT FOR CONSTRUCTION

ORIGINAL LAYOUT



REVIEW SET FOR:

2601 Van Dyke Street

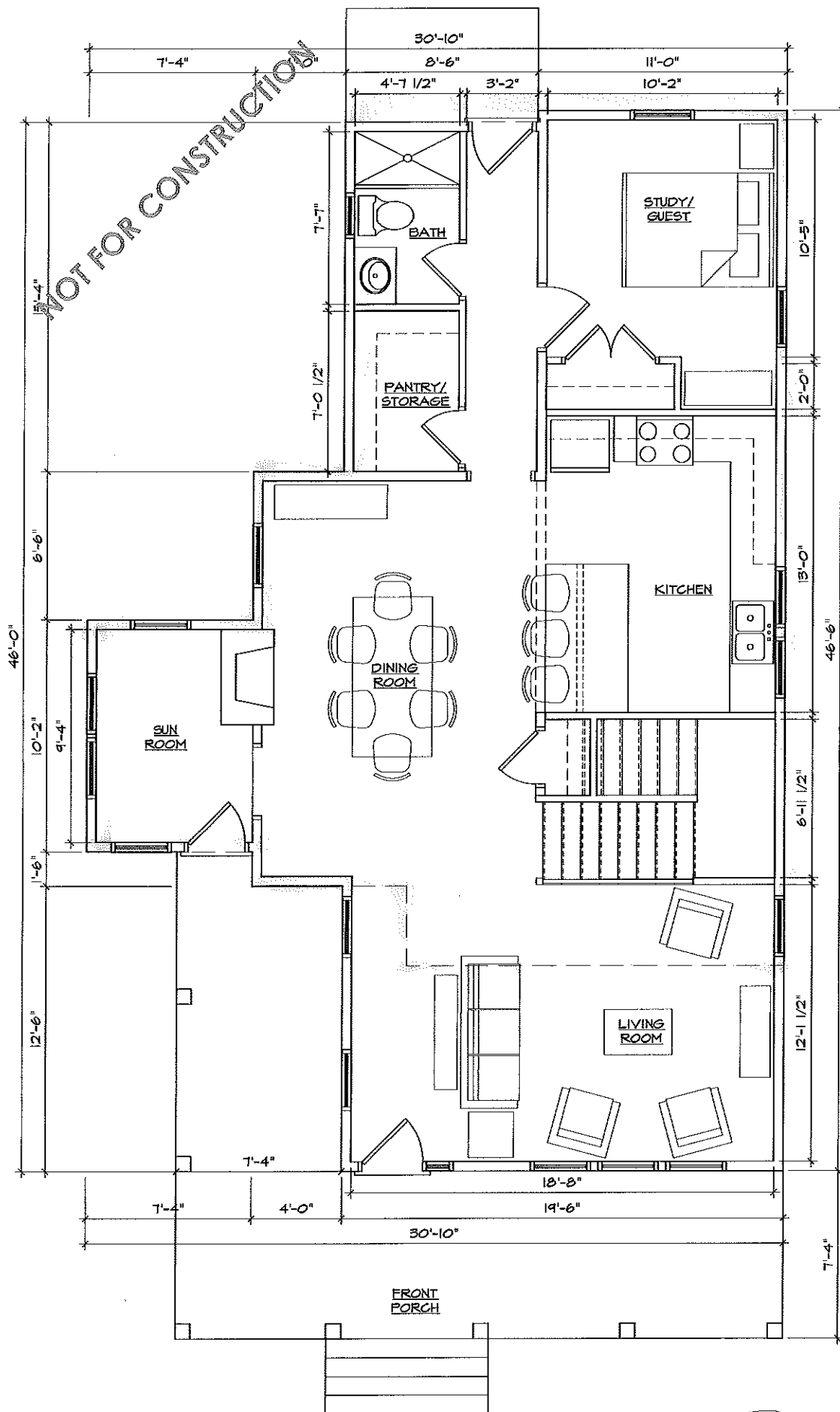
EXT'G. FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 04/29/2016

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ADDITION

NEW Porch

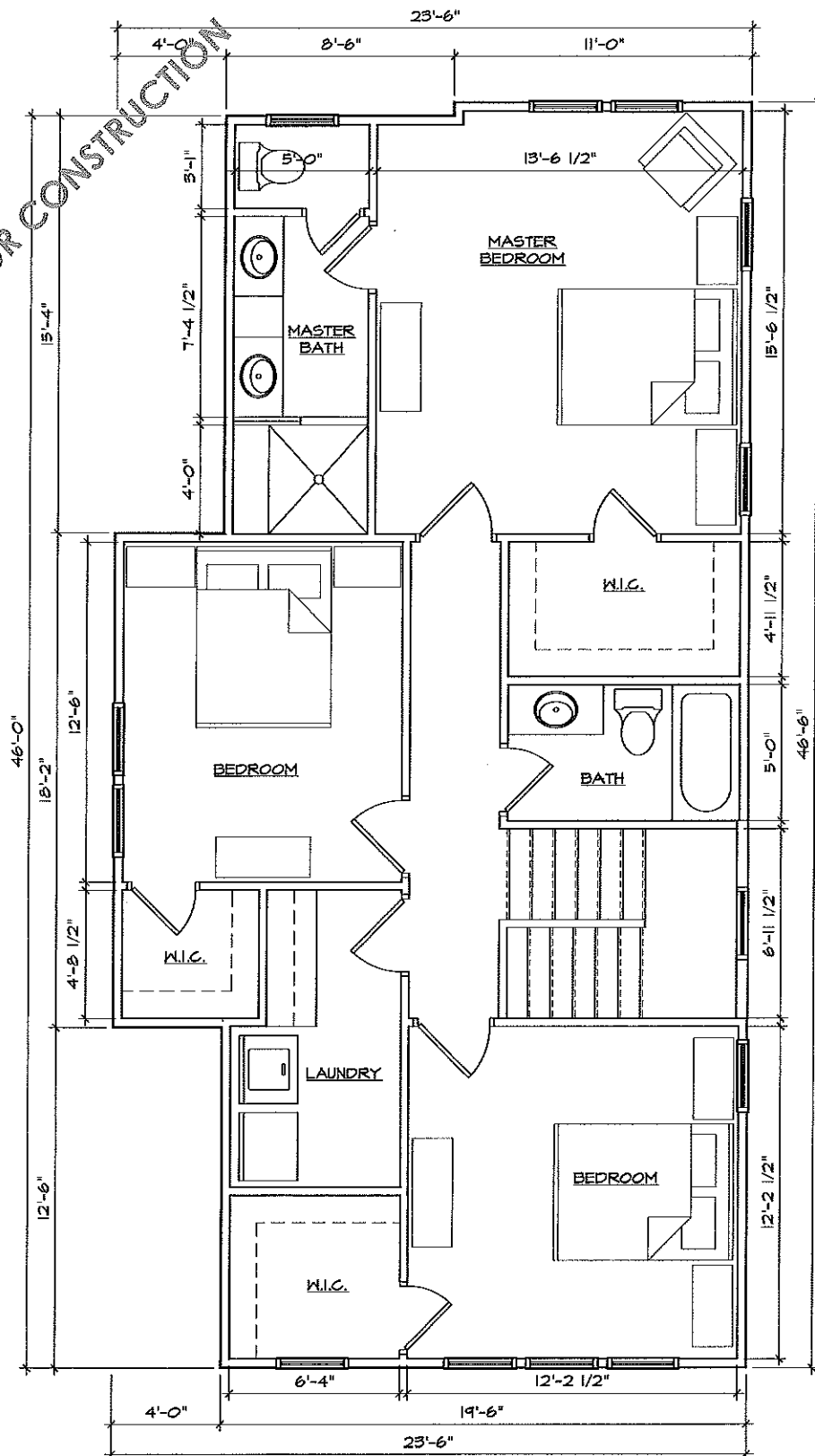
REVIEW SET FOR:		
2601 Van Dyke Street		
1ST FLOOR PLAN	SCALE: 1/4" = 1'-0"	DATE: 05/18/2016

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NOT FOR CONSTRUCTION



REVIEW SET FOR:		
2601 Van Dyke Street		
2ND FLOOR PLAN	SCALE: 1/4" = 1'-0"	DATE: 05/18/2016

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## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0075280**PIN # **0794849525**
[Account Search](#)
Location Address  
**2601 VAN DYKE AVE A**Property Description  
**LO87 N WST PT FOREST HILLS**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner <b>MASCARENHAS, ELIZABETH ELAM TRUSTEE</b> <b>ELIZABETH ELAM MASCARENHAS TRUST</b> (Use the Deeds link to view any additional owners)		Owner's Mailing Address <b>2601 VAN DYKE AVE UNIT A</b> <b>RALEIGH NC 27607-6942</b>		Property Location Address <b>2601 VAN DYKE AVE A</b> <b>RALEIGH NC 27607-6942</b>	
<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Assessed Value</b>	
Old Map #	<b>D035-D0148-0025</b>	Deed Date	<b>5/17/2016</b>	Land Value Assessed	<b>\$121,000</b>
Map/Scale	<b>0794 16</b>	Book & Page	<b>16386 2750</b>	Bldg. Value Assessed	<b>\$66,584</b>
VCS	<b>01RA292</b>	Revenue Stamps	<b>430.00</b>	Tax Relief	
City	<b>RALEIGH</b>	Pkg Sale Date	<b>5/17/2016</b>	Land Use Value	
Fire District		Pkg Sale Price	<b>\$215,000</b>	Use Value Deferment	
Township	<b>RALEIGH</b>	Land Sale Date		Historic Deferment	
Land Class	<b>R-&lt;10-HS</b>	Land Sale Price		Total Deferred Value	
ETJ	<b>RA</b>	<b>Improvement Summary</b>			
Spec Dist(s)		Total Units	<b>1</b>	Use/Hist/Tax Relief	
Zoning	<b>R-6</b>	Recycle Units	<b>1</b>	Assessed	
History ID 1		Apt/SC Sqft		Total Value Assessed*	<b>\$187,584</b>
History ID 2		Heated Area	<b>823</b>		
Acreage	<b>.10</b>				
Permit Date					
Permit #					

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

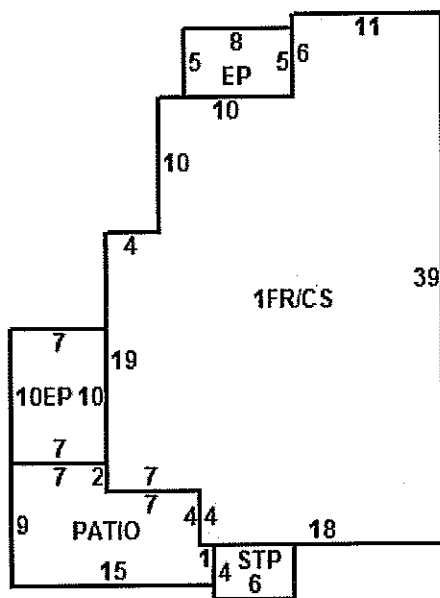
For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID **0075280**PIN # **0794849525**Account  
SearchLocation Address  
**2601 VAN DYKE AVE A**Property Description  
**LO87 N WST PT FOREST HILLS**[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description	Card 01 Of 01	
2601 VAN DYKE AVE A		01RA292		
Bldg Type	01 Single Family	Year Blt 1948 Eff Year 1960	Base Bldg Value	\$86,698
Units	1	Addns Remod	Grade	C 100%
Heated Area	823	Int. Adjust.	Cond %	B 64%
Story Height	1 Story		Market Adj.	F 120%
Style	Conventional	Other Features	Market Adj.	
Basement	Crawl Space	One Fireplace	Accrued %	77%
Exterior	Frame		Incomplete Code	
Const Type			Card 01 Value	\$66,584
Heating	Central		All Other Cards	
Air Cond	Central		Land Value Assessed	\$121,000
Plumbing	1 BATH		Total Value Assessed	\$187,584

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M 1	FR/CS		823						
A	PATIO	\$	115						
B	EP	T	70						
C	EP	T	40						
D	STP	=	24						
E									
F									
G									
H									

Building Sketch

Photograph  
2/14/2013

0075280 02/14/2013